

Application ref: 2020/2750/P
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Date: 18 November 2020

Development Management
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London Borough of Camden
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Design Team
342 Clapham Road
London
SW9 9AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
57 Bartholomew Road
London
NW5 2AH

Proposal:
Erection of single storey rear extensions to the ground floor.
Drawing Nos: Location Plan (SPP-00), SPP-01, SPP-02, SPP-03, SPP-04, SPP-05, SPP-06, SPP-07, SPP-08, SPP-09, SPP-10, SPP-11, SPP-12, SPP-13, Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: SPP-07, SPP-08, SPP-09, SPP-10, SPP-11, SPP-12

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission-

There are some existing single storey rear extensions to the neighbouring buildings. No. 59 Bartholomew Road to the east has a 3.5m deep single storey extension across its entire rear elevation (planning permission 2014/7420/P granted 21/04/2015). No. 51 Bartholomew Road has a 3.3m deep single storey rear extension (planning permission 2011/1376/P granted 28/04/2011).

The proposed extensions are both 3m in height and result in a full width extension overall, projecting 4.75m beyond the rear elevation on the eastern side and 3.75m beyond the rear elevation on its western side. They would be subservient in location and bulk to the four storey building; the simple design, with matching stock brick walls, would be sympathetic to the existing building. It is considered that the resulting full width rear extension, due to its size, siting and design, would not unduly harm the character or appearance of the building, the surrounding townscape and the Bartholomew Estate Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

The proposed extensions would not unduly harm the amenity of the occupiers of any neighbouring properties. To the east, there are no windows in the facing elevation of the rear extension at 59 Bartholomew Road and the proposed extension on this side would not project beyond or above any rooms or the garden to such an extent as to cause any loss of light or outlook.

On the other side, the 3m high, 3.75m deep extension would be situated over 1m from the nearest window on the ground floor at 55 Bartholomew Road. The additional 1m height above the existing boundary fence would be unlikely to result in a seriously harmful loss of light or outlook for the occupiers of the ground floor here.

No objections have been received prior to making this decision.

The application site's planning history has been taken into account when

coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer